

IN RE: PETITION FOR ZONING VARIANCE
SW/S Loreley Beach Road, 1330'
W of Loreley Beach Road North
(5851 Loreley Beach Road)
11th Election District
5th Councilmanic District
Ralph W. Cullum, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-19-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 8 feet in lieu of the required 35 feet, as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Mr. Cullum, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 5851 Loreley Beach Road, is zoned R.C.2 and is located in the Chesapeake Bay Critical Area. Mr. Cullum testified that he proposes constructing a 4' x 40' addition onto the side of the existing dwelling to enlarge three bedrooms and provide closet space for each. The Petitioner testified that the needed storage space cannot be added to the bedrooms in their current condition due to their limited size. Petitioner contends that the addition will present no health, safety or welfare problem to the general public. Furthermore, Mr. Cullum testified that the person most adversely affected, the adjoining property owner, is aware of his plans and is not opposed to this request.

The Petitioners seek relief from Section 1A01.3B.3 pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.).

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of July, 1988 that the Petition for Zoning Variance to permit a side yard setback of 8 feet in lieu of the required 35 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this order; however, Petitioner is hereby made aware that proceeding at

this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

- 2) Compliance with all requirements of the Department of Environmental Protection and Resource Management as set forth in comments submitted by Karen M. Merrey dated May 16, 1988, and supplemental comments submitted by Robert W. Sheesley dated June 14, 1988, attached hereto and made a part hereof.

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

July 27, 1988



Dennis F. Rasmussen
County Executive

Mr. Ralph W. Cullum
5851 Loreley Beach Road
White Marsh, Maryland 21162

RE: PETITION FOR ZONING VARIANCE
SW/S Loreley Beach Road, 1330' W of Loreley Beach Road North
11th Election District; 5th Councilmanic District
Case No. 89-19-A

Dear Mr. Cullum:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs
Enclosure
cc: People's Counsel

File

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-19-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A01.3B.3 to permit a side yard setback of 8 feet in lieu of the required 35 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. The bedrooms on the south side of the house need larger closets. The M.B.R. has one 4 ft. closet for two adults, the 2nd B.R. has a three ft. closet and the 3rd B.R. has no built-in closet at all.
2. The property is 55 ft. wide and the width of the house is 25.6 ft. The 35 ft. setback is unreasonable in an area where the properties are old shore homes that need improvements.
3. We request a variance to the R2 Zoning that will allow us to add up to four ft. on the south side of the existing structure.

Property is to be posted and advertised as prescribed by Zoning Regulations.

above Variance advertising, posting, etc., upon filing of this petition, shall be bound by the zoning regulations and restrictions of the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Ralph W. Cullum

(Type or Print Name)

Signature

Margaret M. Cullum

(Type or Print Name)

Signature

5851 Loreley Beach Road

Address

White Marsh, M.D. 21162

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Margaret M. Cullum

Name

Zip 21162

5851 Loreley Beach Rd.

Address

291-3417 (work)

Phone No.

City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of MAY 1988 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of JULY 1988, at 10:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING - 1/2HR. + 1HR. (over)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS

ALL REVIEWED BY: DATE

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., June 23, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper print and published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on June 23, 1988

THE JEFFERSONIAN

S. Zabo Orlan

Publisher

33.75

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Board of Appeals, has ordered a public hearing on the petition for a zoning variance from the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
1. The bedrooms on the south side of the house need larger closets. The M.B.R. has one 4 ft. closet for two adults, the 2nd B.R. has a three ft. closet and the 3rd B.R. has no built-in closet at all.
2. The property is 55 ft. wide and the width of the house is 25.6 ft. The 35 ft. setback is unreasonable in an area where the properties are old shore homes that need improvements.
3. We request a variance to the R2 Zoning that will allow us to add up to four ft. on the south side of the existing structure.
Property is to be posted and advertised as prescribed by Zoning Regulations.
above Variance advertising, posting, etc., upon filing of this petition, shall be bound by the zoning regulations and restrictions of the Zoning Law For Baltimore County.
I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Legal Owner(s):
Ralph W. Cullum
(Type or Print Name)
Signature
Margaret M. Cullum
(Type or Print Name)
Signature
5851 Loreley Beach Road
Address
White Marsh, M.D. 21162
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Margaret M. Cullum
Name
Zip 21162
5851 Loreley Beach Rd.
Address
291-3417 (work)
Phone No.
City and State
Attorney's Telephone No.:
ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of MAY 1988 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of JULY 1988, at 10:30 o'clock A.M.
J. Robert Haines
Zoning Commissioner of Baltimore County.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

Date: 6-29-88



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Ralph W. Cullum
5851 Loreley Beach Road
White Marsh, Maryland 21162

Re: Petition for Zoning Variance
CASE NUMBER: 89-19-A
SW/S Loreley Beach Road, 1330' W Loreley Beach Road North
(5851 Loreley Beach Road)
11th Election District - 5th Councilmanic
Petitioner(s): Ralph W. Cullum, et ux
HEARING SCHEDULED: WEDNESDAY, JULY 20, 1988 at 10:30 a.m.

Dear Mr. & Mrs. Cullum:

Please be advised that \$93.02 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office (15) minutes before

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 52951

7/20/88 ACCOUNT R-01-615-000

AMOUNT \$ 93.02

RECEIVED Ralph Cullum

89-19-A

VALIDATION OR SIGNATURE OF CASHIER

and post set(s), there for each set not

ours,

Haines

MINES

lesioner of

county

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-5353

J. Robert Haines
Zoning Commissioner

June 3, 1988

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

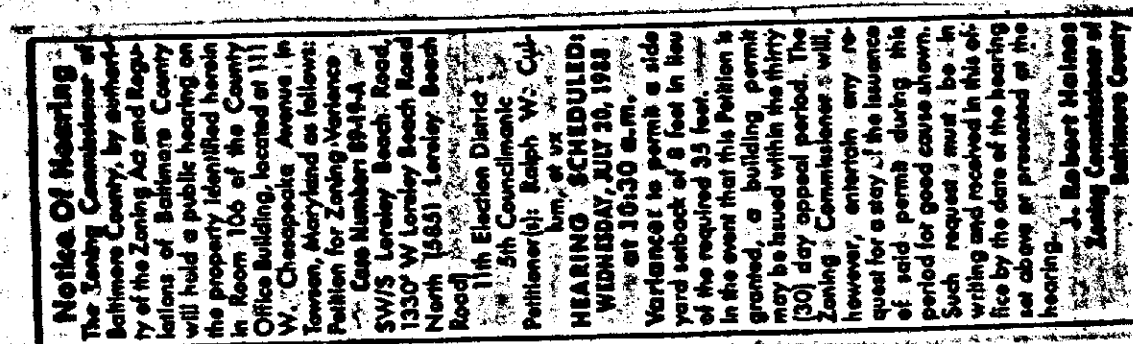
Petition for Zoning Variance
CASE NUMBER: 89-19-A
561/5 Loreley Beach Road, 1330' W Loreley Beach Road North
(5651 Loreley Beach Road)
11th Election District - 5th Councilmanic
Petitioner(s): Ralph W. Cullum, et ux
HEARING SCHEDULED: WEDNESDAY, JULY 20, 1988 at 10:30 a.m.

VARIANCE to permit a side yard setback of 8 feet in lieu of the required 35 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Ralph W. Cullum, et ux
File



CERTIFICATE OF PUBLICATION

THE AVENUE NEWS

Office of
442 Eastern Blvd.
Baltimore, Md. 21221

THIS IS TO CERTIFY, that the annexed advertisement of

FOR 0137 8904 MISOLES TO ADVERTISE PETITION FOR
ZONING VARIANCE CASE NUMBER 89-19-A 5651 LORELEY BEACH
RD., 1330' W LORELEY BEACH RD. NORTH (5651 LORELEY BEACH
RD.) 11th E.D. 5th COUNCILMANIC DISTRICT PETITIONERS RALPH W.
CULLUM, et ux HEARING SCHEDULED WED. JULY 20, 1988
at 10:30 a.m.
804 lines at \$44.27

was inserted in The Avenue News a weekly newspaper

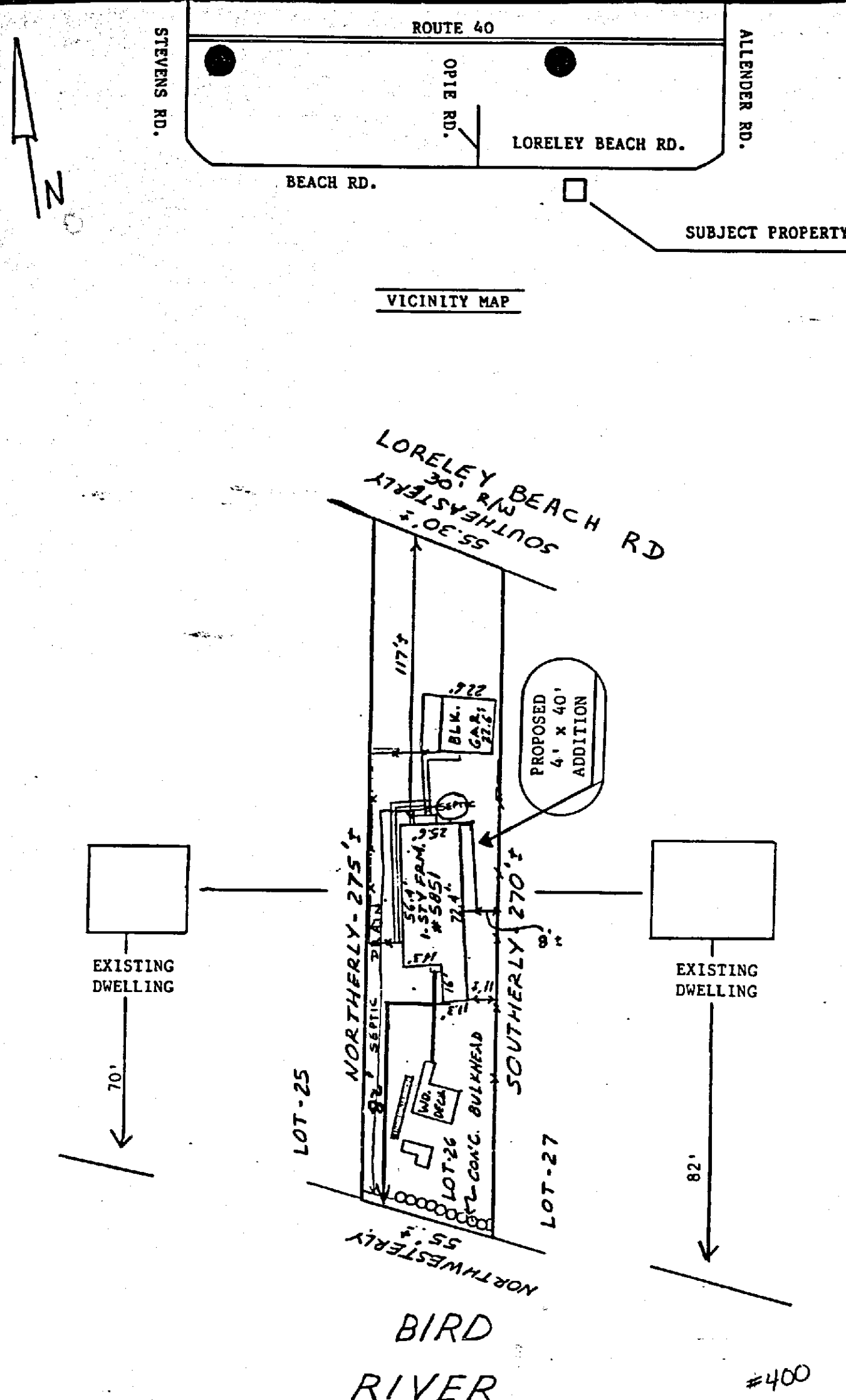
published in Baltimore County, Maryland once a week for one
successive week(s) before the 24th day of June 19 88.

that is to say, the same was inserted in the issues of 6/23/ 19 88

The Avenue Inc.

per publisher

By: *[Signature]*



PLAT FOR ZONING VARIANCE
OWNER RALPH W. AND MARGARET M. CULLUM
DISTRICT 11 ZONED R.C.-2
LOT 26 "FLAT 1 LORELEY BEACH"
PLAT BOOK 10, FOLIO 8
SCALE: 1" = 50'

LOT SIZE
14,931 SQ. FT.
1/3 ACRE
PUBLIC WATER
PRIVATE SEPTIC
CHESAPEAKE BAY CRITICAL AREA

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
494-5354

June 23, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number
399, 400, 402, 404, 405, 406 and 407.

Very truly yours,

[Signature]
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pm1-b

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

Paul H. Reincke
Chief

May 13, 1988

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Re: Property Owner: Ralph W. Cullum, et ux (CRITICAL AREA)

Dennis F. Rasmussen
County Executive

Location: SW/S Loreley Beach Rd., 1330' W. Loreley Beach Rd. North

Item No.: 400

Zoning Agenda: Meeting of 5/17/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and
Approved: *[Signature]*
Planning Group
Special Inspection Division

/s/

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner

DATE: June 14, 1988

FROM: Mr. Robert W. Sheesley

RECEIVED ZONING OFFICE
DATE: 7/20/88

SUBJECT: Ralph W. & Margaret M. Cullum
Zoning Variance

Subject property is located on the south side of Loreley Beach Road between Allender Road and Stevens Road. The site is approximately 14,931 square feet with an existing house and garage. The applicant is proposing to construct a 4' x 40' addition on the east side of the house.

This property is within the Chesapeake Bay Critical Area and is classified Limited Development Area.

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding that projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts. [COMAR 14.15-10(0)(1)(2)(3)]

The proposed development will comply with the law provided that the zoning petition is conditioned on compliance with the following requirements:

- 1) Two major deciduous trees or four conifers or four minor deciduous trees are planted and maintained on the lot. A combination of these three tree types is acceptable provided that 2,000 square feet of tree cover is provided. A large deciduous tree is estimated to cover 1,000 square feet and a minor deciduous or conifer 500 square feet.
- 2) Storm water run-off from impervious surfaces associated with this petition should be directed over pervious areas such as lawn to encourage maximum infiltration.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

89-19-A

District: 1124
Posted for: Variance
Petitioner: Ralph W. Cullum, et ux
Location of property: 5651 Loreley Beach Rd., 1330' W Loreley Beach Rd.
Location of Sign: 5651 Loreley Beach Rd., corner 10' E. Stevens Rd.
Remarks: on property of Petitioner
Posted by: *[Signature]* Date of return: 6/24/88
Number of Signs: 1

89-19-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
18th day of May, 1988.

[Signature]
J. Robert Haines
ZONING COMMISSIONER

Petitioner Ralph W. Cullum, et ux
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 11, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Ralph W. Cullum
5851 Loreley Beach Road
White Marsh, Maryland 21162

RE: Item No. 400 - Case No. 89-19-A
Petitioner: Ralph W. Cullum, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Cullum:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development. Plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

5/16/88
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 400, Zoning Advisory Committee Meeting of May 17, 1988

Property Owner: Ralph W. Cullum et ux

Location: SW/S Loreley Beach Rd. District 11

Water Supply metro Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests, have been _____, must be _____, conducted.
 - () The results are valid until _____.
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____.
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (✓) Others A field inspection by a representative of this office to determine location and adequacy of sewage disposal system will be required prior to approval of building permit for proposed addition.

Karen H. Murray

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines Date: June 20, 1988
Zoning Commissioner

FROM: P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Zoning Petitions #89-4-A, 89-5-A, 89-14-A, 89-15-A,
89-16-A, 89-17-A, 89-19-A, 89-21-A, 89-23-A, 89-25-A,
89-27-A, 89-28-A, 89-29-A, and 89-34-A

There are no comprehensive planning factors requiring comment on these petitions.

P. David Fields per J. G. Hoswell
P. David Fields, Director
Office of Planning and Zoning

PDF/jat

cc: Shirley Hess, People's Counsel
J. G. Hoswell
Zoning File

cc: Mr. & Mrs. Ralph W. Cullum

RECEIVED
JUN 23 1988
ZONING OFFICE

CPS-008

Memo to Mr. J. Robert Haines
June 14, 1988
Page Two

Please contact Mr. David C. Flowers at 494-3980 if you have any questions.

Robert W. Sheesley
Robert W. Sheesley, Director
Department of Environmental Protection
and Resource Management

RWS:DCF:tjg